



13 St. George's Square

Taunton, TA1 3RX

OIEO £400,000 Freehold

			
4	2	2	EPC

Wilkie May
& Tuckwood

Floor Plan



Description:

Situated just a short distance from Taunton town centre, this spacious and well-presented, four bedroom townhouse in St Georges Square, an executive development of modern homes built to a high standard by a local builder.

The property features double glazing triple A for excellent energy efficiency, a private, low maintenance rear garden, a single garage, and off road parking.

It also boasts a completely renovated kitchen with high quality integrated appliances, along with a completely renovated shower room and en-suite.

- Four Bedrooms
- Town House
- Just Off Taunton Town Centre
- Mains Gas Fired Central Heating
- Double Glazing Triple A
- Enclosed Rear Garden
- Single Garage & Off-Road Parking
- Well Presented Accommodation Throughout
- Full Length Fully Fitted Wardrobes To All Four Bedrooms



The accommodation is arranged over three floors and comprises, in brief: a welcoming entrance porch with full length storage cupboard and tap; hall as well as renovated ground floor cloakroom with low-level WC and wash hand basin, airing and cloakroom cupboards. The dining room features an archway into the kitchen and a door leading to the conservatory. The modern fitted kitchen offers a range of matching wall and base units, complemented by high quality AEG integrated appliances including a dishwasher, electric hob, double oven, and fridge. A stainless steel sink with mixer tap completes the space. The uPVC double glazed conservatory enjoys French doors opening onto the rear garden. On the first floor the main bedroom benefits from built-in wardrobes, an air conditioning unit, two windows overlooking the rear garden,

and a stylish en-suite shower room with floor-to-ceiling tiling, heated towel rail, shower cubicle, low-level WC, and wash hand basin. The bright and spacious living room is also on this floor, featuring French doors to a balcony overlooking the front. The second floor offers three further bedrooms along with a contemporary en-suite shower room. The rear garden is private, not overlooked, and designed for low maintenance, with a mix of patio, gravel chippings, and raised borders that include David Austen roses, a cherry tree, clematis and wisteria covering the boundary wall. There is also an outside tap. The single garage has light, power, and an up-and-over door, while the driveway at the front provides off-road parking for one vehicle.



GENERAL REMARKS AND STIPULATIONS:

- Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.
- Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.
- Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
- Property Location:** [w3w.co/slide.forget.learn](https://www.w3w.co/slide.forget.learn)
- Council Tax Band:** F
- Broadband Availability:** Ultrafast with up to 1000 Mbps download and upload speeds.
- Mobile Phone Coverage:** Check using: <https://www.ofcom.org.uk/mobile-coverage-checker>
- Flood Risk:** Rivers & Sea—very low. Surface water—very low.

Agents Note: Estate Management Charge – £382.75 every six months.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared July 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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